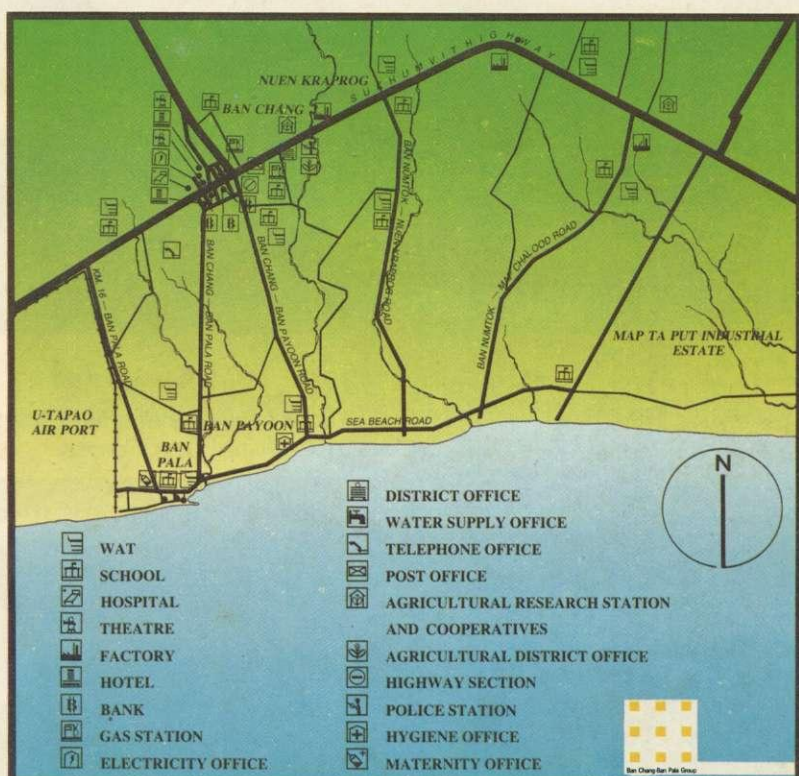
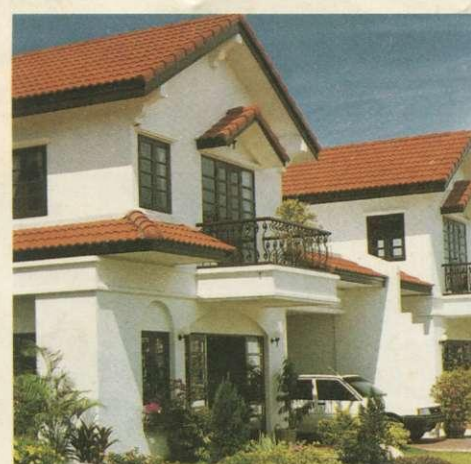
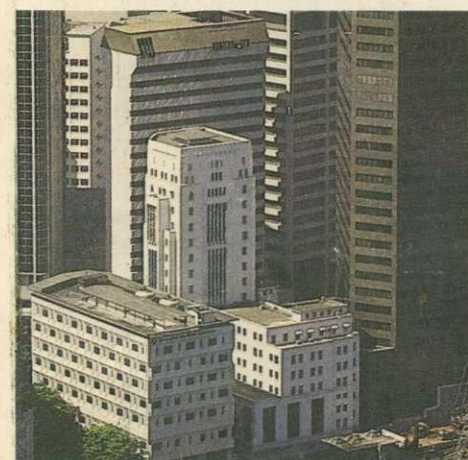
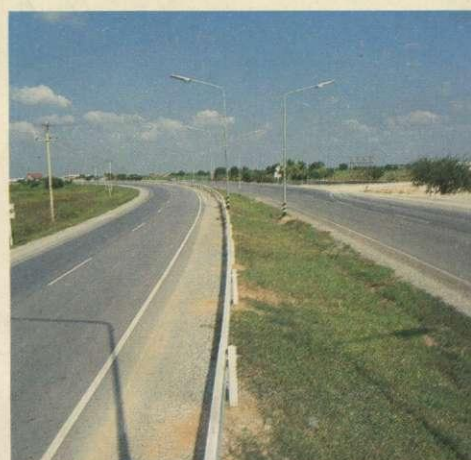
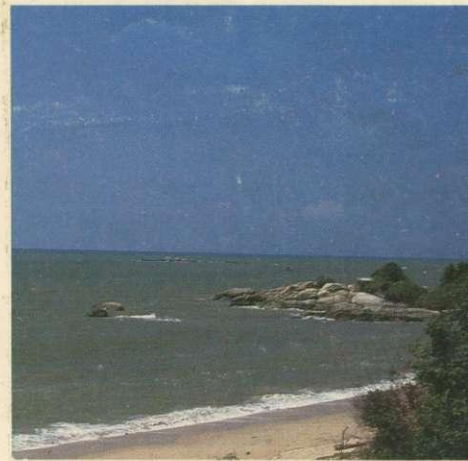


“THE GOLDEN CITY OF TOMORROW”

Ban Chang - Ban Pala New Town



THE MOST EXCITING PROSPECT FOR INVESTORS

The Ban Chang-Ban Pala New Town is the most ambitious and the most comprehensive land and housing development project ever to be undertaken in Thailand.

The master plan incorporates residential and commercial complexes with a full line of facilities and amenities integral to today's modern lifestyle. It also boasts the most advanced town planning that will make bustling Bangkok a city of the past.

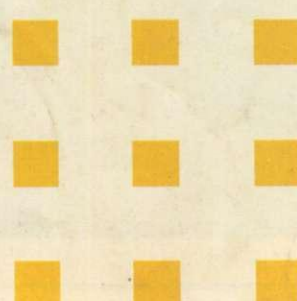
Conveniently situated in Rayong - the heart of the Eastern Seaboard - the prospective township is scrupulously designed to absorb Bangkok's overflows and accommodate the growth of the adjacent industrial estate in Map Ta Phut.

The Ban Chang-Ban Pala Group, playing the role of information centre, consultant and coordinator, heartily welcomes local and foreign participation in the project.

Given the promising future of this new industrial zone coupled with the government's full back-up and zealous cooperation from the local people, it is out of question why the Ban Chang-Ban Pala New Town has become today's sensation among top entrepreneurs, bankers and industrialists.

Come join us.

Opportunity knocks only once!



BAN CHANG-BAN PALA GROUP: A PARTNER IN DEVELOPMENT

Overwhelming interests to participate in the Eastern Seaboard Development Programme has prompted the government to increase industrial zoning by another 4,000 acres. As a consequence, it is expected that the overall outlay will eventually surpass the original amount of US\$10 billion.

The modification calls for the private sector's involvement in developing the surrounding local communities. It is projected that the new population in Map Ta Phut and the adjacent areas will exceed 200,000 by 1995. The figure reflects a huge new demand for housing, commercial and other facilities.

To this end, a group of local businessmen from the towns of Ban Chang and Ban Pala got together in late 1987 to form a property development company, the Ban Chang-Ban Pala Group. Under the guidance of its farsighted President, Pairoj Piemongsant, the group has quickly gained a reputation for its exceptional understanding of local conditions and its high level of professionalism in the creation and execution of numerous land development projects.



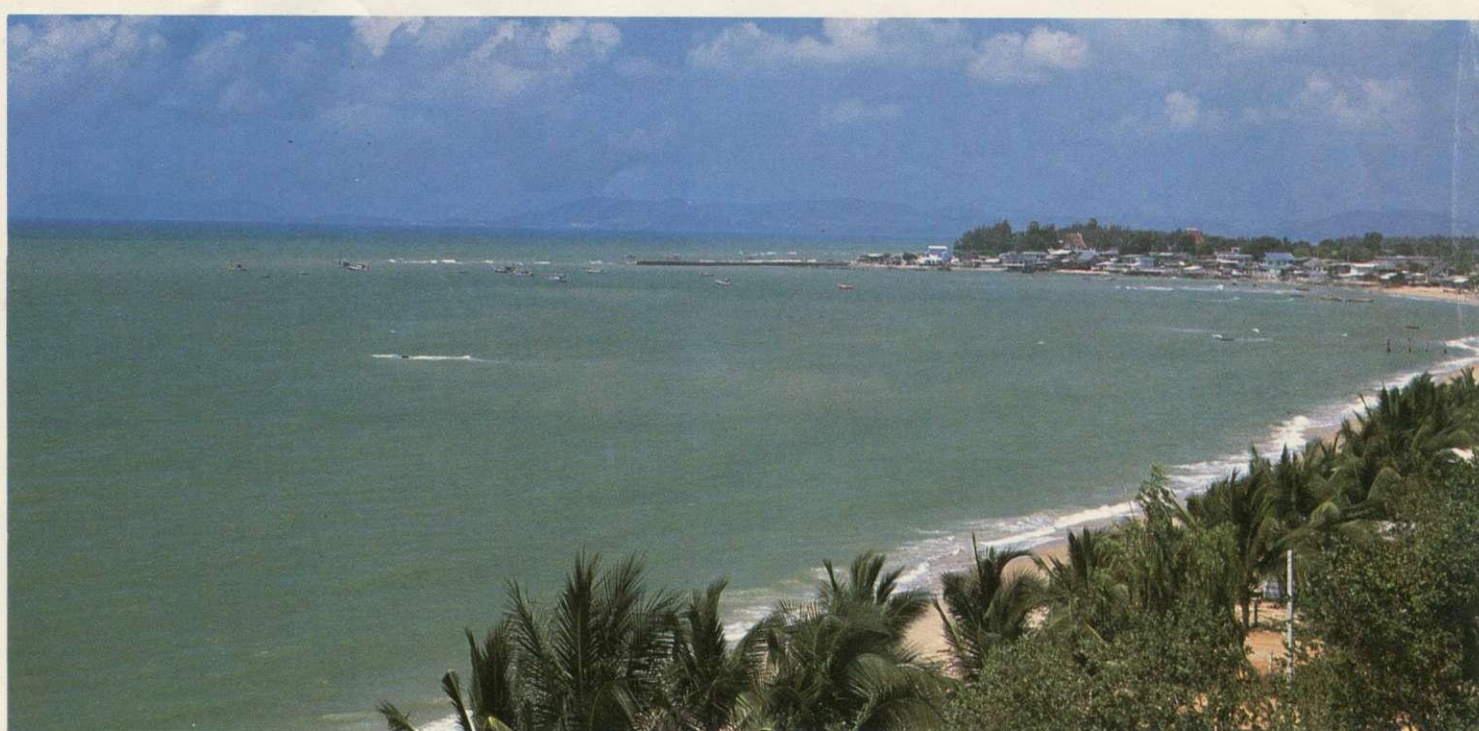
Khun Pairoj Piemongsant, President of the Ban Chang-Ban Pala Group.



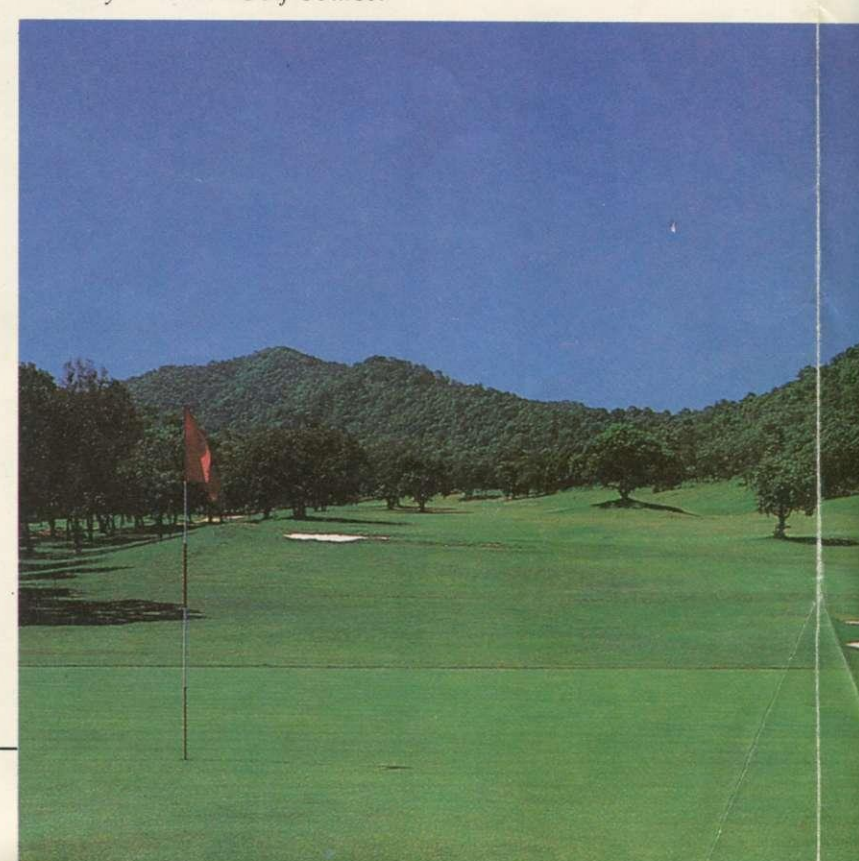
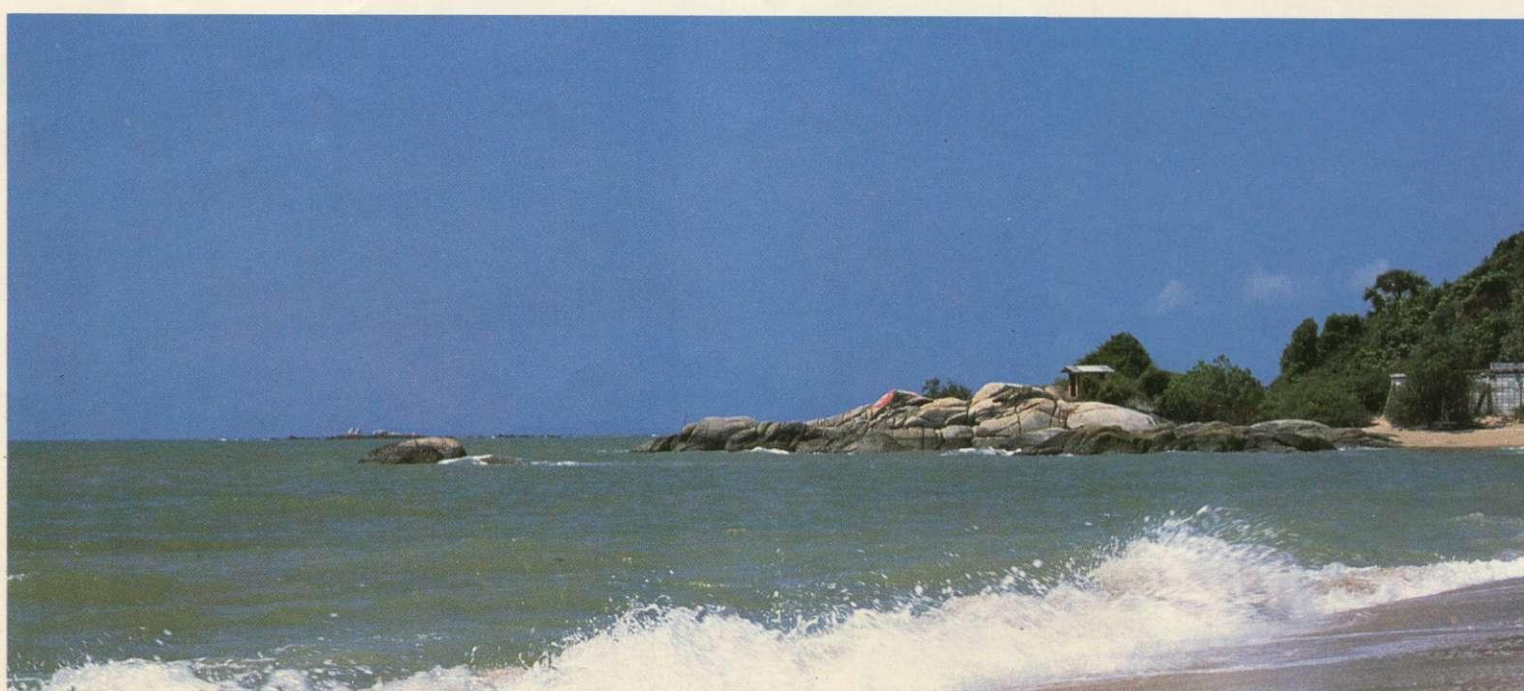
Construction of the Pala is situated in Lam Son 1 has already started. It will include a reception area, a coffee



The impressive Ban Ch Complex.



Works have begun for the Ban Chang Country Club and Golf Course.



"THE GOLDEN CITY OF TOMORROW"
Ban Chang - Ban Pala New Town

BAN CHANG-BAN PALA NEW TOWN: GLITTERING GOLDEN OPPORTUNITIES

struction of the Pala Clubhouse and Resort, which
uated in Lam Son Beach on a land area of 25 rai,
already started. It will consist of 75 houses, a
tion area, a coffee shop and a swimming pool.



impressive Ban Chang Business
plex.



BANCHANG
BUSINESS COMPLEX

MILLION BAHT/RAI (0.4 ACRES)			
AREA	1988	1989-92	% INCREASE
Jomthien	5.0 - 6.0	7.0 - 8.0	60
Ta Wan Ron	4.0 - 5.0	5.0 - 6.0	50
Mae Rum Phueng	2.0 - 3.0	3.0 - 4.0	100
Ban Phe	2.0 - 3.0	3.0 - 4.0	100
Payun	2.0 - 3.0	3.0 - 5.0	150
Ban Pala	2.0 - 3.0	3.0 - 5.0	150
Ban Chang	0.5 - 0.7	0.8 - 1.0	100

Spanning over 20,000 acres, Ban Chang-Ban Pala New Town is located 10 kms. west of the heavy industrial zone at Map Ta Phut, 5 kms. east of U-Tapao Airport and is within easy reach via a good road network of Pattaya, Laem Chabang and Rayong.

What actually impresses first-time visitors to Ban Chang and Ban Pala is the beauty and tranquility of the towns and villages. Picturesque lush plantations and rolling hills dominate the scenery, creating a unique landscape, friendly atmosphere and healthy working environment.

Several major projects have already been undertaken by the Ban Chang-Ban Pala Group. These include housing estates, condominiums, business hotels, as well as commercial and recreation centres. Schools, hospitals, excellent public utilities and communications network will become on hand to serve the new communities.

The projected population growth in the area will create local demand rather than relying on external demand from Bangkok. Tourism, now mainly situated in and around Pattaya, will spread to less congested areas.

Ban Chang-Ban Pala New Town boasts several points of uniqueness that distinguish the new township from the rest:-

Excellent town planning:

Unlike Bangkok and Pattaya which are now plagued with traffic congestion, inadequate public utilities and pollution, the Ban Chang-Ban Pala New Town planning was done only after careful and well-rounded studies had been conducted. Infrastructure and other necessary facilities were mapped out in accordance with long-term population projection and future growth trend. This ambitious undertaking has received full support and cooperation from the government; thus ensuring a well-balanced growth of the new township.

Reasonable land price:

The immediate success of the Eastern Seaboard Development Programme has given rise to land speculation and price hike around Pattaya, Jomthien and many areas in Rayong. However, present land costs in the Ban Chang and Ban Pala areas are still low in comparison to neighbouring locations. This is due to the fact that competitive areas are benefitting tremendously from tourism whereas Ban Chang and Ban Pala has not been portrayed as tourist destinations nor do they have the facilities at this stage.

The following statistics on land prices along the Eastern coastal stripe as of April 1988 show that Ban Chang and Ban Pala are set for substantial future growth.

The initial investment in Ban Chang and Ban Pala may be low but is estimated to increase at an impressive rate as the Eastern Seaboard, growing by leaps and bounds, will have a significant impact on the land values.

Hospitality and cooperation:

Many real estate projects were not successful in terms of economic and social development primarily because they left the local people out of the scene. In other words, only a handful of proprietors and speculators benefitted from these projects, leading to unfair distribution of wealth and a host of social problems.

Khun Pairoj, born and brought up in Rayong before he became a successful businessman in Bangkok has a strong determination to represent his fellow countrymen as well as to coordinate with potential investors. Accordingly, the Ban Chang-Ban Pala Group hired well-established research institutes to conduct surveys and social studies on which the company based its development strategies.

It also staged a campaign to regularly inform and prepare local populace for the upcoming changes. In this light, future education and occupation will be oriented towards the new trends. Above all, the company has tried its best to build an awareness among the townspeople that investors are agents of development who create job opportunities and bring progress to the locality. Hospitality and cooperation naturally follow.

Therefore, the wisdom of the local people in concert with the Ban Chang-Ban Pala Group has created a sensible approach to develop that and preserve the character of the region and thus assure potential investors of an exceptionally high future value of any investments in real estate.

One stop to success:

For businessmen, there is no need to waste precious time and energy going from one place to another for information. The Ban Chang-Ban Pala Group is ready to provide whatever kind of information as well as consulting services that will enable prospective investors to make the right decision.

The company is fully prepared to offer specified direction based on the computer generated master plan which is continually updated. Its services involve straightforward property transactions, market assessment as well as partnership in the clients' projects.

For more information about the "Golden Opportunities", please contact:

Ban Chang-Ban Pala Group
65/9 M.3, Sukhumvit Road
Ban Chang
Rayong 211310
Tel: (038) 601-303, 601-804
Fax: (038) 601-714

The Ban Chang Resort and Condotel.



STRIKING GOLD IN THE EASTERN SEABOARD

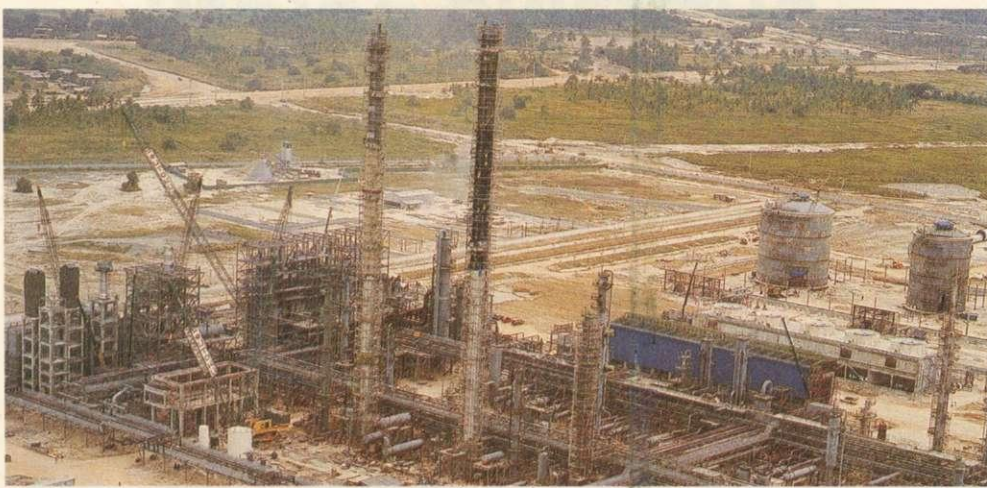
Industrial and commercial growth however has pushed Bangkok to its absolute limits. The capital is bursting at its seams because of over-population, congestion and pollution. Above all, the city's infrastructure has proved to be inadequate to cater for long-term industrial growth of Thailand.

Despite the government's effort to alleviate the problems and accommodate the growth, it has become more and more apparent that the country vitally needs an alternative to Bangkok. Only a new well-planned and systemised industrial zone with peripheral towns will be able to match the tempo of the economic expansion. After careful studies, the Eastern Seaboard was chosen.

Pursuant to the government's effort to launch a new phase of industrial development, the Eastern Seaboard Development Committee (ESDC) was set up to ensure expeditious implementation of the programme.

The programme was designed to mobilise private and public cooperation and resources to develop the Eastern Seaboard into a major industrial zone. With billions of baht injected into the programme by the Thai government and international financial institutions, it is beyond doubt that the Eastern Seaboard will become the hub of industrial development next to the overcrowded Bangkok in the coming years.

The vast areas covered under the Eastern Seaboard Development Programme occupies over 4,800 square kilometres of land which extends from Sri Racha and Sattahip in Chonburi and stretches eastward to Map Ta Phut in Rayong. Located some 125 kilometres to the southeast of Bangkok, it encompasses the stirring Pattaya-Jomthien seashores and abuts on the long peaceful beaches that run from Mae Rumpueng to Ban Phe.



TWO MAJOR GATEWAYS

The Eastern Seaboard Development Programme features two premier facilities designed for differing but complementary purposes:

Laem Chabang:

An international deep sea port and container terminal have been constructed at Laem Chabang as a complementary facility to the Heavy Industrial and manufacturing zone of Map Ta Phut.

Laem Chabang will be an export processing zone for the surrounding industrial estate being developed for clean, labour-intensive, export-oriented light and agro industries. The container terminal will significantly help ease the burden of Bangkok Port which has become congested because of the inefficient loading and discharging system incommensurate with the increased volume of export cargoes.

Map Ta Phut:

Map Ta Phut is the centre for Thailand's natural gas and petrochemical and heavy industries. The estate is divided into three zones, namely: inland heavy industries, waterfront industries and medium and light industries. It is connected to the natural gas fields in the Gulf of Thailand by the world's longest underwater gas pipeline which comes ashore at Map Ta Phut and continues through the eastern coast to Bangkok.

The industrial area houses a gas separation plant with a processing capacity of 350 million cubic feet per day. The plant will be producing LPG, methane and ethane together with NPC petrochemical plant producing ethylene and propylene which are basic raw materials for various downstream petrochemical and heavy industries.

Industrial port facilities, deep waterfront sites and common user port facilities linked with excellent infrastructure have attracted enormous public and private sector investment. Map Ta Phut is the choice location for all major heavy industrial projects and is supported by substantial Bol incentives.

GEARED UP FOR A NEW PHASE IN INDUSTRIAL DEVELOPMENT

The Eastern Seaboard Development Programme is growing in strength with outstanding uniqueness. It has quickly gained international reputation and drawn endless stream of investors to the region. Already, hundreds of Thais and foreign companies have established businesses either in the form of joint ventures or wholly-owned enterprises. Besides, a host of new projects are under government consideration.

There are a number of rationales that make the Eastern Seaboard a favourable choice for investors, namely:

Roads:

The existing road infrastructure provides excellent communications to all surrounding areas including Laem Chabang, Pattaya and Sattahip and via Sukhumvit Road to Bangkok some 180 kilometres to the North. Another highway, from Nakhon Ratchasima, bypassing congested Bangkok, links the region to the Northeast.

Railways:

The railway line - 140 kilometres long - running from Chachoengsao along the western fringe of the Eastern Seaboard is now ready for use. A spur of 20 kilometres leading to Map Ta Phut is now underway.

Airport:

Nearby U-Tapao Airport is soon to be opened for direct international flights. The airport features a 3,500-metre runway that can accommodate even the heaviest aircraft.

Telecommunications:

The new MTP-1 Exchange with 1,000 international and local telephone lines became operational in 1988. An additional 4,000 lines will be introduced by 1990 with the installation of the MTP-2 Exchange. In addition, telex and telegram service facilities will be available for worldwide communications.

Power supply:

Electrical power for the estate is available from EGAT's Rayong substation no.3 situated close to the PTT's gas separation plant at Map Ta Phut. The Rayong substation no.3 is in turn connected to the Rayong substation no.2 by 230 Kv. power line. The power distribution lines to the industrial complex from Rayong substation no.3 will be 22 Kv. lines. The Thai government has also recently approved EGAT's gas turbine and combined-cycle power plant project, which has a total capacity of 900 megawatts.

Water supply:

The Dok Krai Reservoir, 26 kilometres to the North of Map Ta Phut provides water supply via a 1.35-metre underground pipeline. A pipeline in Map Ta Phut industrial complex provides 75 million cubic metres of water a year.

Waste water and solid waste disposal:

To preserve the environment surrounding the

industrial zone, two waste water treatment plants and a solid waste treatment plant have been developed. Each industrial plant also has strict regulations with regard to waste material disposal.

Industrial infrastructure:

The industrial zone itself provides a wide range of sites, from waterfront locations with specialised port facilities for petrochemical industries to smaller plots for downstream industries and other manufacturers of products such as plastics, machine tools, electronics and pharmaceuticals.

Social infrastructure:

Social infrastructure includes environmentally controlled urban centres with schools, hospitals, residential and recreational facilities which will be developed to meet the needs of the increased population. Ban Chang-Ban Pala New Town will offer residential and commercial facilities primarily for white collar employees and executives in the area.

